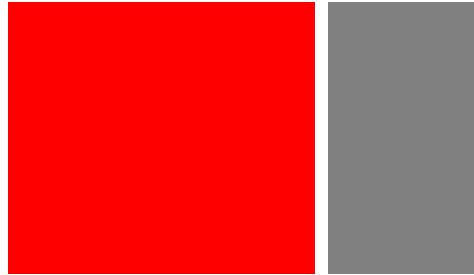


INDUSTRIAL PARCELS
2209, 2245 & 2330 FIDO DRIVE
(66TH Street Industrial Park)
Bismarck ND

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



FOR SALE-

- \$2.99 psf
- . Lot 1, Block 2
SOLD
78,394 sf
- . Lot 2, Block 2
109,364 sf
- \$2.99 psf
- . Lot 4, Block 1
191,155 sf

- Lincoln Industrial Land
- Zoned MA
- Developer will ...
Build to Suit

Contact Information:

Kyle Holwagner, CCIM
701.400.5373
Kyle@DanielCompanies.com

Bill Daniel, CCIM
701.220.2455
Bill@DanielCompanies.com

Regina Crothers, REALTOR®
701.471.3140
Regina@DanielCompanies.com

Daniel Companies
304 E Rosser Ave Suite 200
Bismarck ND 58501
701.223.8488
701.223.8860 fax

DanielCompanies.com



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Area Businesses

- In Lincoln's hottest new development area
- Club Fido
- Lincoln Cenex Convenience Store
- Dakota Community Bank
- St Alexius Medical Center
- D.J.'s Parlor
- Tumbleweed Bar & Steak House
- Missouri Fence Co

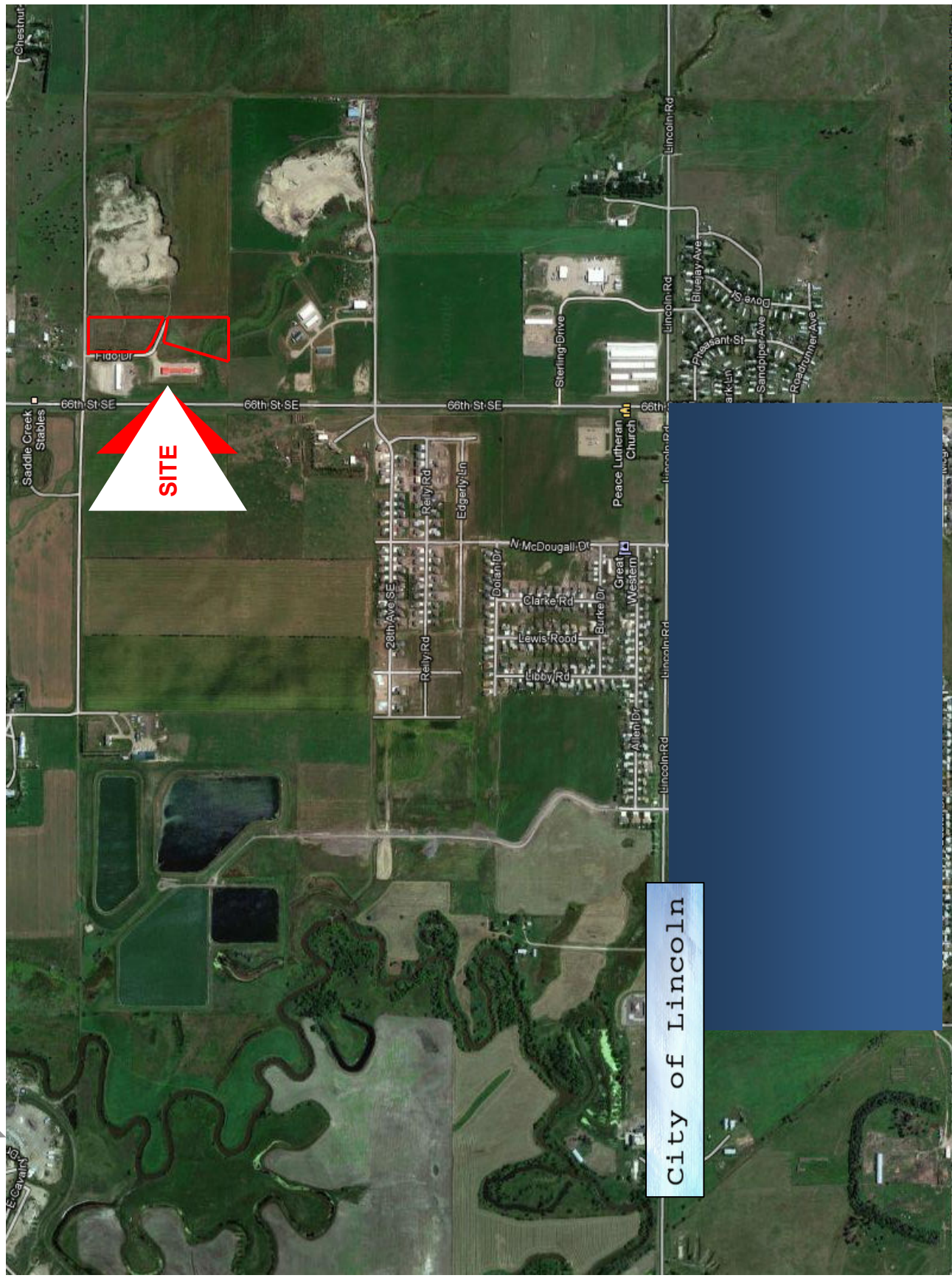
Potential Uses

- Warehouse
- Distribution
- Manufacturing
- Storage Units
- Business Park
- Industrial Uses
- Shop Space

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SITE



SITE

City of Lincoln

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66TH INDUSTRIAL PARK

Block 1

- Lot 4
 - 2330 Fido Dr
 - Parcel # 39-138-79-01-01-040
 - 15,100 sf
 - 0.34 acres
 - Taxes: \$608 (2014)
 - **Zoned MA**

SOLD

Block 2

- Lot 1
 - 2209 Fido Dr
 - Parcel # 39-138-79-01-02-010
 - 78,394 sf
 - 1.8 acres
 - Taxes: \$482 (2015)
 - **Zoned: MA**

Block 2

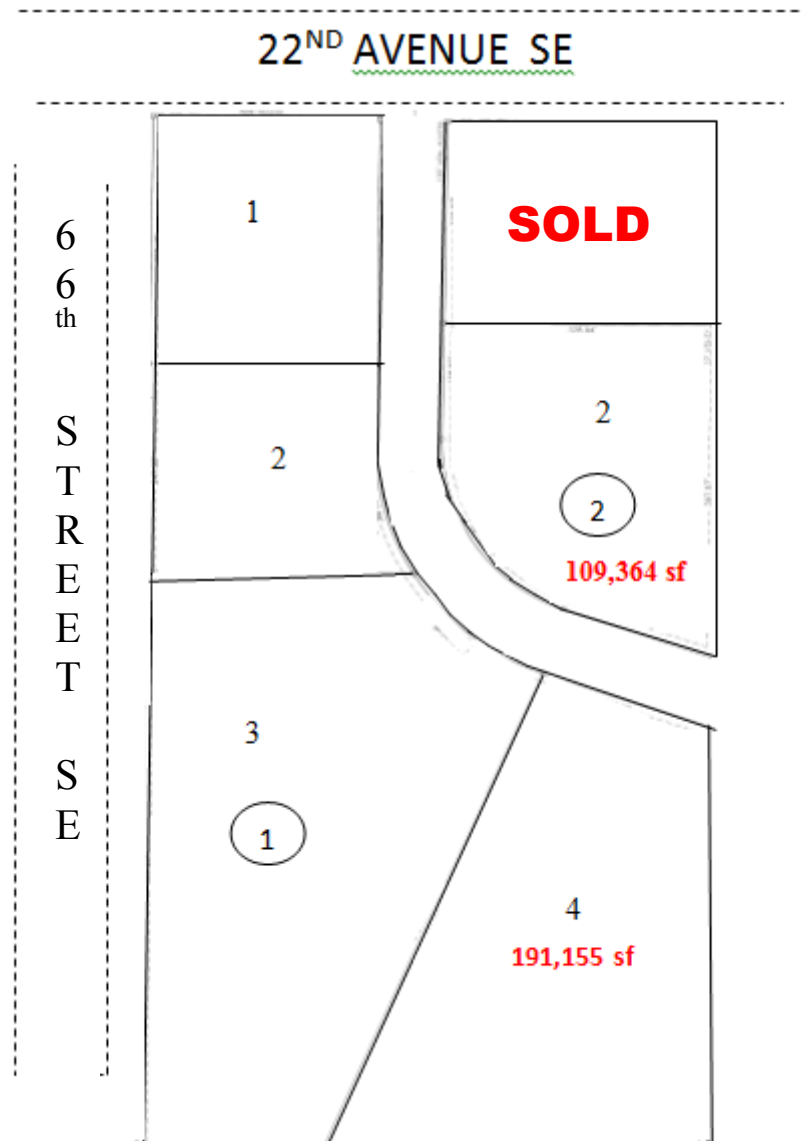
- Lot 2
 - 2245 Fido Dr
 - Parcel # 39-138-79-01-02-020
 - 109,364 sf
 - 2.51 acres
 - Taxes: \$534 (2015)
 - **Zoned: MA**

* *No Specials at this time*

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



**66TH INDUSTRIAL PARK
Lincoln ND**



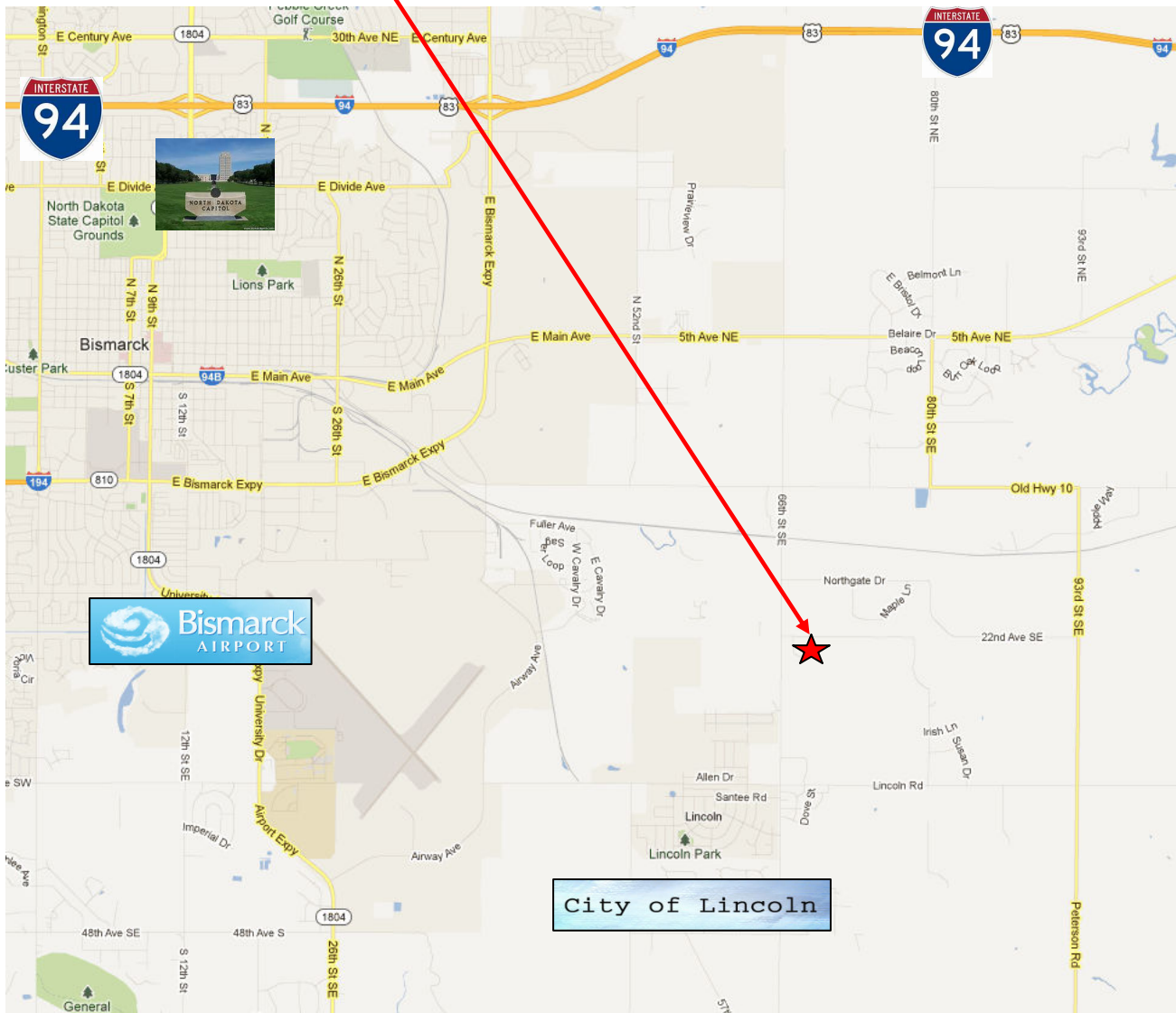
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.





The Leader In Commercial

SITE



FOR SALE

DANIEL COMPANIES
The Leader In Commercial
701-223-8488



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ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2012 population is 123,225 up from 119,279 as recorded by the 2010 Census.

Bismarck-Mandan has been named the "Best Place to Retire" according to CBS, Money Affordable Homes, U.S. News Jobs for Retirees and Retirement Living.

Bismarck jumps to #15 on 'Best Performing Cities Index'

One of the 'Best Places to Live' according to Money Magazine

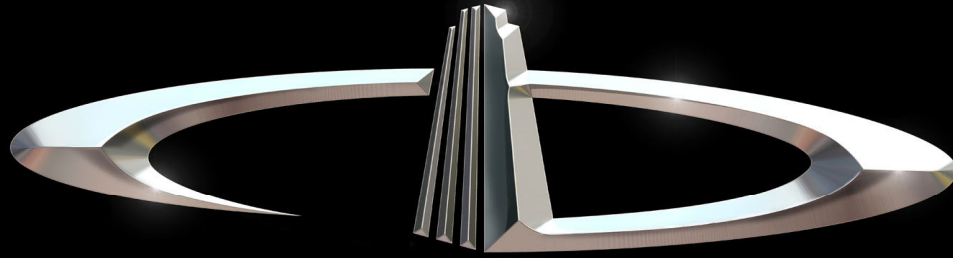
What's being said about Bismarck-Mandan:

- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #3 Safest Metro Area in America – Morgan Quinto
- #4 Best Small Places for Business and Careers – Forbes, April 2010
- #4 Income Growth – Forbes, March 2010
- #6 Best Places to Live – Outdoor Life Magazine
- #16 Best Small Metro in Which to do business – Inc. magazine

Retailers that joined or expanded in Bismarck-Mandan recently

- | | |
|--------------------|------------------------------------|
| ✓ 2 CVS Stores | ✓ Johnny Carinos |
| ✓ 2 Super Walmarts | ✓ Furniture Row |
| ✓ Sam's Club | ✓ Tractor Supply Company |
| ✓ Kohl's | ✓ Dollar Tree |
| ✓ Lowe's | ✓ Family Dollar |
| ✓ Target | ✓ Scheel's Sports |
| ✓ Best Buy | ✓ Shoe Carnival |
| ✓ TJ Maxx | ✓ Caribou Coffee / Einstein Bagels |
| ✓ Petsmart | ✓ Dicks Sporting Goods |
| ✓ Old Navy | ✓ Gordman's |
| ✓ David's Bridal | ✓ Bed Bath & Beyond |
| ✓ Olive Garden | ✓ Michael's |
| ✓ Men's Warehouse | ✓ Panera Bread |
| ✓ Great Clips | ✓ Dress Barn |
| ✓ Chico's | ✓ Ruby Tuesdays |
| ✓ GeeWilliquors | ✓ Men's Hair House |
| | ✓ Children's Place |





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Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results.



Bill Daniel, CCIM
220-2455



Kyle Holwagner, CCIM
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